



MILLCREEK
COMMERCIAL

Colliers

Neuragenex Treatment Center

LEHI, UT

WEST



SOUTH



NEURAGENEX
TREATMENT CENTERS

EAST



NORTH



NEURAGENEX

LEHI, UTAH

Office: 801.899.1943 | www.MILLCREEKCOMMERCIAL.com

Millcreek Commercial | 2100 Pleasant Grove Blvd. Ste 200, Pleasant Grove, UT 84062



Neuragenex | Lehi, UT

Property Information

Tenant	Neuragenex
Location	1010 S. 1100 West Lehi, UT 84043
Property Type	Freestanding, Medical
Building Size	3,500 Square Feet
Purchase Price	\$5,767,890
Cap Rate	6.00%

Neuragenex is the nation's fastest growing healthcare brand and platform, consisting of multiple avenues of care and expanding across the nation to offer the latest and safest healthcare programs and treatments. Neuragenex Treatment Centers was founded to provide patients with access to pain relief without surgery, drugs or invasive treatments.

Lehi, UT

Lehi is home to Silicon Slopes where there are typically more cranes in the skyline on any give day than the rest of the state of Utah. Lehi's recent growth has been in single family homes and commercial development. The region encompasses a cluster of IT, software development, hardware manufacturing, and research firms along the Wasatch Front.

About Tenant In Common

Tenant in common or TIC ownership allows two or more people to hold an ownership interest in a property. Each property owner or business entity holds its own separate stake in the property and receives a deed. Their interests do not have to be equal.

This Millcreek Commercial property has the following characteristics:

- Property is offered debt-free
- Long-term, corporate-guaranteed lease
- Satisfies IRS requirements for 1031 exchanges



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Lease Information

Lease Guarantor	Neuragenex Treatment Centers, LLC
Initial Lease Term	20 years
Rent Increases	2% annually
Renewal Options	Two 5-year options
20 Yr. Avg. Return	7.25%

Lease Year	Cap Rate	Net Monthly Rent
Year 1	6.00%	\$28,839
Year 2	6.12%	\$29,416
Year 3	6.24%	\$30,005
Year 4	6.37%	\$30,605
Year 5	6.49%	\$31,217
Year 6	6.62%	\$31,841
Year 7	6.76%	\$32,478
Year 8	6.89%	\$33,127
Year 9	7.03%	\$33,790
Year 10	7.17%	\$34,466
Year 11	7.31%	\$35,155
Year 12	7.46%	\$35,858
Year 13	7.61%	\$36,575
Year 14	7.76%	\$37,307
Year 15	7.92%	\$38,053
Year 16	8.08%	\$38,814
Year 17	8.24%	\$39,590
Year 18	8.40%	\$40,382
Year 19	8.57%	\$41,190
Year 20	8.74%	\$42,014



Neuragenex Company Overview

Neuragenex is the nation's fastest growing healthcare brand and platform, consisting of multiple avenues of care and expanding across the nation to offer the latest and safest healthcare programs and treatments. Neuragenex consists of four primary avenues of care.

Neuragenex Treatment Centers: Non-opioid non-surgical pain treatment

Neuragenex Comprehensive Care: Functional medical care for chronic metabolic conditions, behavioral health, and multiple categories of functional integrated healthcare

Neuragenex Musculoskeletal: Advanced FDA approved regenerative medicine treatments and procedures that bring advanced non-surgical treatments to mainstream medical care.

Neuragenex Dental and Aesthetics: Cosmetic and general dental program that crosses the divide between dental and aesthetic medical by offering traditional aesthetic procedures, advanced liposuction techniques, and patented therapies guaranteed to create a new level of medical aesthetic care.

Neuragenex offers highly effective pain treatment therapies and protocols while addressing the underlying chronic metabolic conditions that drive chronic pain and chronic health decline. In addition to combating the opioid crisis with non-narcotic therapies, Neuragenex is also addressing the vastly underserved category of Behavioral Health by offering advanced FDA approved non-pharmaceutical treatments for depression and anxiety, while screening and addressing a wide range of Behavioral Health conditions. In addition to offering these vital services, Neuragenex is bringing the combination of dental and aesthetics to market with the first ever nationwide chain of dual purpose dental and aesthetic offices, upping the standard even further by offering patented medical spa treatments that no other practice can provide.

15
15 LOCATIONS



FOUNDED BY DOCTORS



INNOVATIVE, NON-INVASIVE,
NON-OPIOID, RESEARCH-BASED
SOLUTIONS

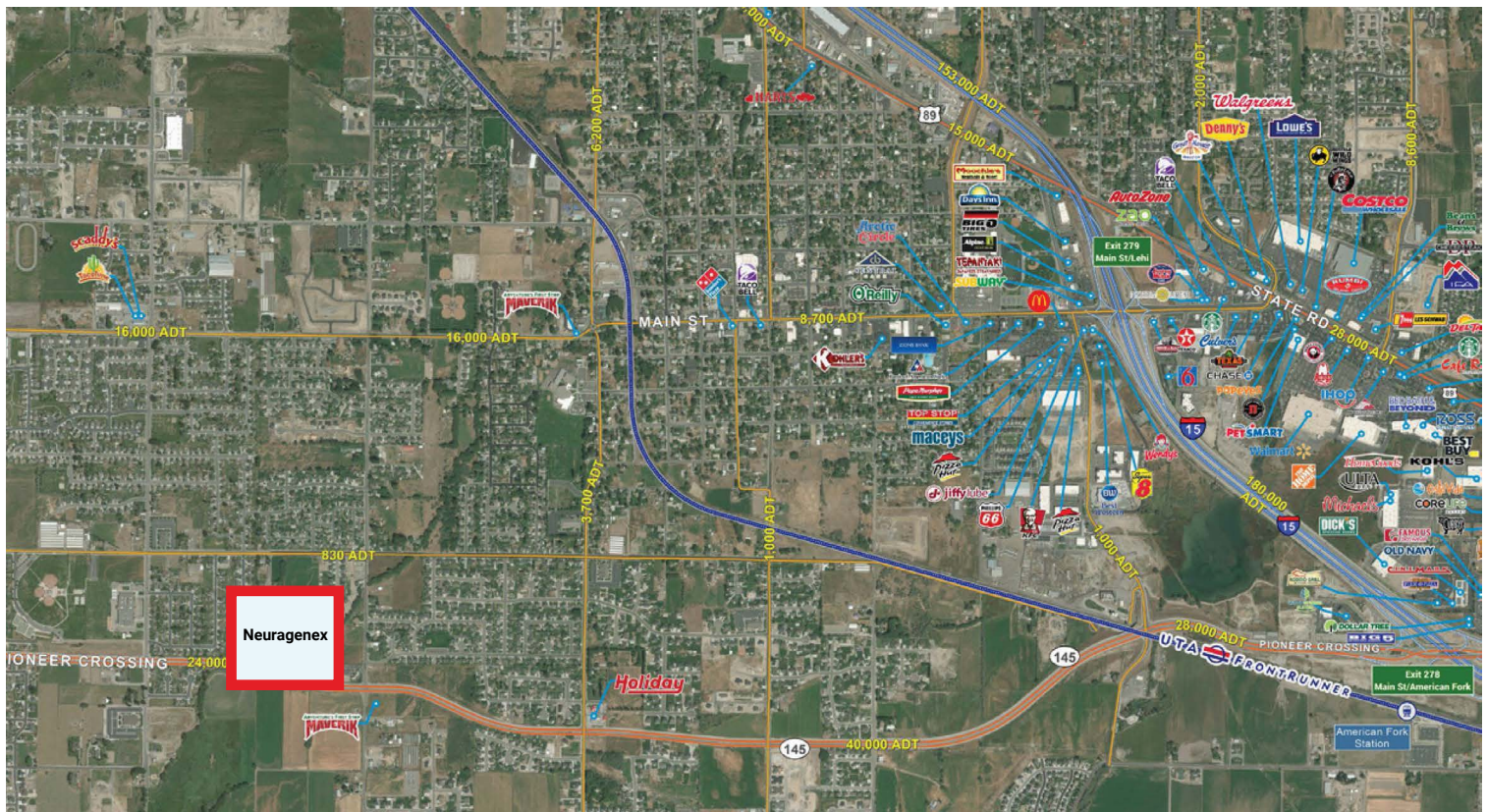
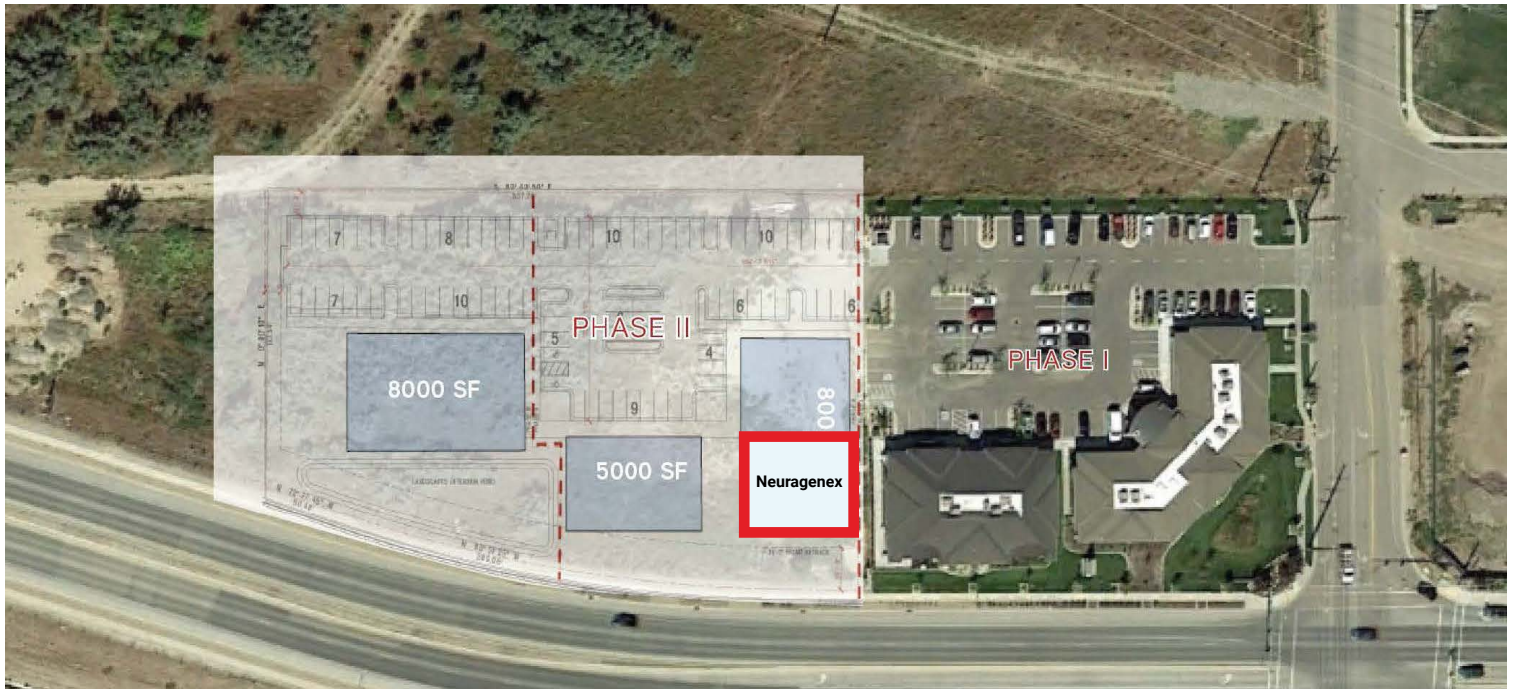


Lehi, UT

Lehi is the home to Silicon Slopes where there are typically more cranes in the skyline on any give day than the rest of the state of Utah. Most of Lehi's recent growth has been in single family homes and commercial development. The region encompasses a cluster of information technology, software development, hardware manufacturing and research firms along the Wasatch Front. Lehi is a beautiful place to live and work.

- The current population estimate is **69,724**
- Median Age: **28 years**
- Median Household Income is **\$85,794**
- Total Households: **15,922**
- Owner Occupied: **78%**
- Renter Occupied: **22%**
- Median Home Price: **\$390,000**
- Median Rental Rate: **\$1,326**

Today, according to the U.S. Census Bureau, Lehi is the fifth fastest-growing city in the country. The City has more than doubled in size since 2000, with population estimates approaching 70,000 residents.



Lease Abstract

Tenant	Neuragenex
Guarantor	Neuragenex Treatment Centers, LLC
Address	Lehi, UT
Building Size (SF)	3,500 SF
Year Built	2022
Rent Commencement	2022
Lease/Rent Expiration	2042
Lease Term Remaining	20 Years
Rental Increases	2.0% annually
Renewal Options	Two five-year options
Renewal Notice	6 months
Option Increases	Yes
Lease Type	Absolute NNN
Landlord Responsibilities	Zero
Insurance/Taxes/CAM/Utilities	Tenant
ROFO	No
Estoppel	As needed
Ownership Interest	TIC fee simple estate



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